



**53 Meadow Rise Road, Norwich**

**£425,000 Freehold**



**websters.**



GUIDE PRICE £425,000 - £450,000. Rarely available, this spacious detached bungalow offers a rare opportunity for those seeking the ease of single-level living in a highly sought-after location. Boasting two spacious double bedrooms, a utility room, bathroom, kitchen / breakfast room, lounge and separate cloakroom, this property is ideal for those looking to downsize or for a peaceful retreat. With no onward chain, the new owners can move in swiftly and begin enjoying all that this home has to offer. The bungalow also features ample off-street parking and a single garage, providing convenience and practicality for modern living whilst also benefitting from a generous and secluded rear garden.

Council Tax band: C

Tenure: Freehold



- Rarely Available Detached Bungalow
- Two Double Bedrooms
- No Onward Chain
- Highly Sought After Location
- Utility Room
- Bathroom And Separate Cloakroom
- Ample Off Street Parking And Single Garage
- Generous And Secluded Rear Garden



**Entrance Hall**

Part obscure uPVC double glazed front door, floor laid to carpet, radiator, loft hatch, coving, airing cupboard, built in storage cupboard and doors to two bedrooms, bathroom, cloakroom, lounge and kitchen / breakfast room.

**Lounge**

17' 5" x 13' 8" (5.32m x 4.17m)

UPVC double glazed sliding door to the rear garden with side window, gas coal effect fireplace with hearth and brick surround, floor laid to carpet, coving and a radiator.

**Kitchen / Breakfast Room**

15' 5" x 11' 1" (4.70m x 3.37m)

Comprising a range of wall and base units with laminate work tops, free standing gas cooker, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash back, uPVC double glazed window to the rear aspect, space for fridge - freezer, coving, laminate flooring, radiator and coving.

**Rear Lobby**

Two obscure uPVC double glazed doors to the driveway and rear garden respectively, laminate flooring and door to utility room.

**Utility Room**

12' 4" x 7' 5" (3.76m x 2.25m)

Comprising a range of base units with laminate work tops, space and plumbing for washing machine and tumble dryer, uPVC double glazed window to the side aspect, uPVC door to the rear garden, laminate flooring and door to garage.

**Bedroom One**

13' 4" x 12' 6" (4.06m x 3.80m)

Double bedroom with a large uPVC double glazed window to the front aspect, floor laid to carpet, radiator and coving.

**Bedroom Two**

10' 0" x 10' 9" (3.05m x 3.28m)

Double bedroom with a uPVC double glazed window to the side aspect, floor laid to carpet, radiator and coving.

**Cloakroom**

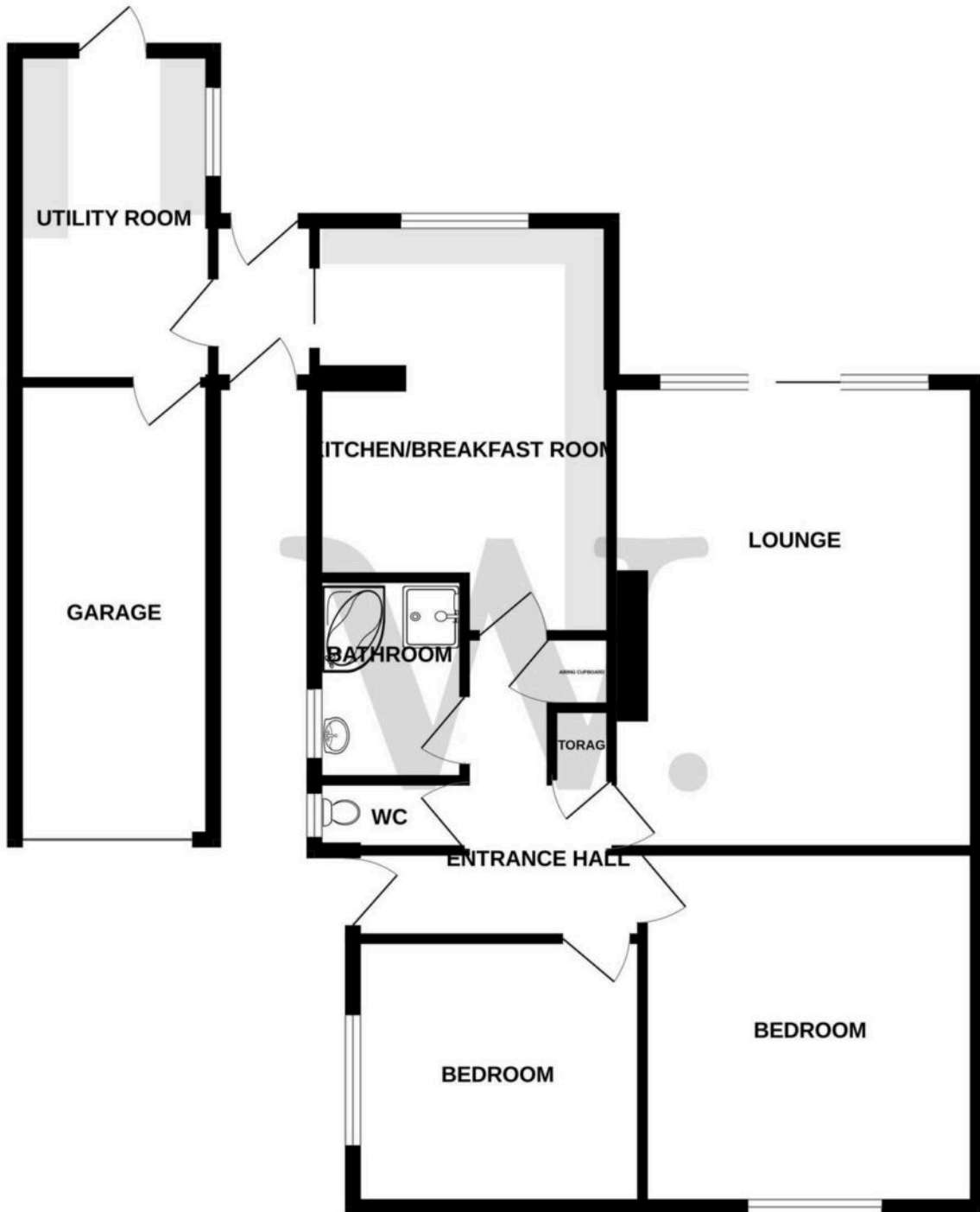
Low set WC, laminate flooring, coving, part tiled walls and an obscure uPVC double glazed window to the side aspect.

**Bathroom**

7' 7" x 5' 7" (2.30m x 1.70m)

Sunken corner bath with tiled backing, corner shower with glass frame and tiled backing, hand wash basin set to vanity with tiled splash back, laminate flooring, obscure uPVC double glazed window to the side aspect, radiator, coving and an extractor fan.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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